

Coalition for San Francisco



Neighborhoods

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One Bay Area Plan
ABAG and MTC

Dear Sirs:

San Francisco has been producing a lot of housing towards its Regional Housing Needs Allocation (RHNA) goals. Unfortunately, it's not the right type of housing. We have met our goals and more for market rate housing. The goal is near for very low and low income housing. However, we're sorely lacking in the area of moderate income/work force housing. The result of this is the flight to the suburbs.

The expensive condos have gentrified many areas of San Francisco, The Mission District and SOMA (South of Market area) are just the latest area being gentrified. Low income residents are forced to leave because of increased rents.

The Planning Department has a plan for 90,000 units, but they cannot control the type of housing. The developers are building market-rate housing, which is unaffordable for 90% of the people who live here. Most of the units are being purchased by the very wealthy or young high tech workers cashing in on their stock options. Perhaps up to 25% of the new condos are being purchased by foreigners with all cash; the condos are also being purchased as investment or second homes or corporate housing.

The Plan Bay Area should strongly demand and enforce that the new units shall be for all income levels. Market rate units must be built/approved/permitted in proportion to all income levels. Moderate income, work force housing production is lagging far behind when compared to market rate housing production and very low and low income housing production. We are losing families, middle income folks, workforce people, and one reason is we're not building the right type of housing. Allocating 90,000 units to San Francisco without stipulating that it must be all levels of income is a huge mistake and must not be allowed.

B49-1

B49-2

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Haight Ashbury Improvement Assn

Inner Sunset Action Committee

Jordan Park Improvement Assn

Laurel Heights Improvement Assn

Lincoln Park Homeowners Assn

Marina Civic Improvement &

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Middle Park Neighborhood Assn

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New Mission Terrace Improvement Assn

North Beach Neighbors

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Ingleside — Neighbors in Action

Outer Mission Residents Assn

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Potrero Boosters Neighborhood Assn

Richmond Community Assn

Rincon Point Neighborhood Assn

Russian Hill Improvement Assn

Russian Hill Neighbors

Sunset Heights Assn of

Responsible People

Sunset-Parkside Education &

Action Committee

Telegraph Hill Dwellers

Twin Peaks Council & Open

Space Conservancy

Twin Peaks Improvement Assn

University Terrace Neighborhood Assn

Diversity in San Francisco's population is being lost. Diversity is very important in making San Francisco the great City that it is.

B49-3

Infrastructure issues have been completely ignored.

1. Seismic safety concerns are not addressed. Standards for the high rises are such that in the event of an earthquake of 8.0 on the Richter scale, the residents may survive, but be left with an inhabitable multi-million dollar mess. B49-4
2. Emergency evacuation plans in the event of a natural disaster or terrorist attack is not addressed. San Francisco is on a peninsula, and if streets are severely damaged, evacuation routes are extremely limited. Increasing the population by 200,000 people will only compound the problem. B49-5
3. Hospitals are mainly located in the eastern side of San Francisco, the western side of the San Francisco will be left without adequate hospital beds. B49-6
4. Water supply for the region is in short supply in drought periods. Increasing the population by 200,000 in San Francisco will cause a great shortfall in water supply. B49-7
5. Sewer capacity will be a big issue with an increase of 90,000 more units. It will increase the incidents of seepage of raw waste in the BayView during the rainy days. Sewer pipes are also aging and increasing the demands is not wise. B49-8
6. Open space is lacking now for the present population of San Francisco. Adding 90,000 units in a highly densified city only makes the problem worst. B49-9

Perhaps the most important issue is transportation. Muni is broken. It's a department that is in need of change in leadership that will make Muni functional. Its long-time performance is unacceptable, and Muni's deferred maintenance is a major issue and no solution is in sight. B49-10

Muni's problem is not limited to Muni, the Mayor and Board of Supervisors forced the Central Subway on Muni. The Central Subway serves only a sliver of the population at great cost, and it will divert money from other Muni services. To give San Francisco more money for transportation is just throwing money away because our system is so broken. We need to stop building and we need to get a real "Transit First" policy in place before it grows.

Don't waste any more money on Muni. Make Muni functional before allocating any more money. The One Bay Area Plan for San Francisco is a disaster.

Sincerely,



Judy Berkowitz, President
Coalition for San Francisco Neighborhoods